

June 21, 2012

GLORIA L. FRANKLIN, CLERK

U.S. BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA



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The following constitutes
the order of the court. Signed June 21, 2012

Charles Novack
U.S. Bankruptcy Judge

6 Attorney for:
7 Aurora Loan Services LLC,
its assignees and/or successors

10 UNITED STATES BANKRUPTCY COURT

11 NORTHERN DISTRICT OF CALIFORNIA

12 SAN JOSE DIVISION

14 In re:) Case No. 11-56789 CN
15)
16 Karen Hattori,) Chapter 13
17 Debtor.)
18) RS No. RNH-8222
19)
20) **ORDER ON MOTION FOR RELIEF**
21) **FROM AUTOMATIC STAY**
22)
23) Date: 05/16/2012
24) Time: 03:00 PM
25) Ctrm: 3070
26) Place: 280 S. First Street
27) San Jose, CA
28)
29) Judge: Charles Novack
)

25 The motion of Aurora Loan Services LLC, its assignees and/or successors, for relief from
26 the automatic stay came on regularly for hearing by the Court on the date, time and place set
27 forth above, before the Honorable Charles Novack. Aurora Loan Services LLC, its assignees
28

29 File No. CA-11-59123
1 Order on Motion for Relief From Stay
Case No. 11-56789 CN

1 and/or successors, appeared by and through its Attorney of Record, McCarthy & Holthus, LLP
2 by Rami N. Haddad, Esq. All other appearances are as noted in the court record.

3 Upon reading the papers and pleadings on file herein, and upon hearing oral argument
4 and based on the evidence presented, the Court rules as follows:

5 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the automatic stay
6 provisions of 11 U.S.C. § 362 be and are hereby terminated with respect to the interests of
7 Aurora Loan Services LLC, its assignees and/or successors, in the real property commonly
8 known as 19225 Creekside Lane, Salinas, CA 93908.

9 IT IS FURTHER ORDERED that Aurora Loan Services LLC, its assignees and/or
10 successors may complete its foreclosure of said real property and proceed with post-foreclosure
11 remedies, including any unlawful detainer action, in accordance with applicable law.

12 IT IS FURTHER ORDERED Aurora Loan Services LLC, its assignees and/or
13 successors, at its option, may offer, provide and enter into any potential forbearance agreement,
14 loan modification, refinance agreement or other loan workout/loss mitigation agreement as
15 allowed by state law. Aurora Loan Services LLC, its assignees and/or successors, may contact
16 the Debtor via telephone or written correspondence to offer such an agreement. Any such
17 agreement shall be non-recourse unless included in a reaffirmation agreement.

18 IT IS FURTHER ORDERED that this Order shall be binding and effective despite any
19 conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United
20 States Code.

22 IT IS FURTHER ORDERED The fourteen day stay described in Bankruptcy Rule
23 4001(a)(3) is waived upon relief.

25 IT IS FURTHER ORDERED that Aurora Loan Services LLC, its assignees and/or
26 successors may contact the Debtor to comply with California Civil Code Section 2923.5.

28 ** END OF ORDER **

29 File No. CA-11-59123
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COURT SERVICE LIST

File No. CA-11-59123
Court Service List
Case No. 11-56789 CN